

Agenda

Town of Fairview



Agenda Town Council Meeting **May 11, 2021** 6:30 pm

Meeting will be in the Fairview Town Hall Meeting Room

1. Call the meeting to order: ---Mayor Thomas

Invocation
Pledge of Allegiance

- a. Agenda Changes
- b. Approval of Agenda

2. Public Comments / Presentations:**

3. Consent Agenda:

- a) Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
- b) Land Use Report---*Report Accepted as Information*
- c) Fund Balance Worksheet 2020-2021 --- *Report Accepted as Information*
- d) Fairview Park Event April Draft Minutes *(No April Meeting)*
- e) Fairview Park Facility April Draft Minutes *(No April Meeting)*
- f) Planning Board April Draft Minutes *(Minutes Accepted as Information)*
- g) Approve Council Minutes for April 13, 2021

Agenda

- h) Approve Council Retreat Minutes for February 27, 2021
- i) Approve Council Budget Workshop Minutes for April 27, 2021
- j) Fire Suppression Contract with Fairview Fire & Rescue
- k) Resolution Opposing Proposed Zoning Reform SB 349/HB 401
- l) Memorial Day Proclamation 2021
- m) Approve 25 MPH Speed Limit Ordinance #01-2020 on Lester Mullis Road per NCDOT
- n) Approve 45 MPH Speed Limit on West Duncan Road per NCDOT
- o) Approve 45 MPH Speed Limit Ordinance #01-2021 on West Duncan Road per NCDOT

4. Items of Business:

Item 1: Discuss/Approve Amendment to Fairview Nuisance Ordinance #TC-N21-036

Item 2: Review Update on Budget for Fiscal Year 2021/2022

5. Council Comments:

6. Closed Session

- a. G.S. § 143-318.11.a (3)

7. Adjournment

AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS

**** Public Comments are limited to 3 minutes**

Consent Agenda

A consent agenda is an effective means of managing the length of a meeting. It is normally made up of routine items that are not controversial in nature and upon which no further discussion is anticipated. Action on the consent agenda usually occurs early in the meeting with all items listed being approved by one motion and vote.

If any member of the governing body feels the need to discuss one or more of the items more fully, the item may be removed from the consent agenda and placed on the regular agenda.

4:04 PM
05/04/21
Accrual Basis

Town of Fairview
Balance Sheet
As of April 30, 2021

| | Apr 30, 21 |
|---------------------------------|---------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| First National Bank | 364,627.39 |
| Total Checking/Savings | 364,627.39 |
| Other Current Assets | |
| Franchise Tax Receivable | 29,195.44 |
| Investments | |
| Investments NCCMT | 3,817.53 |
| Total Investments | 3,817.53 |
| Prepaid assets | 1,162.00 |
| Sales Tax Receivable | 4,877.20 |
| Sales tax refund | 656.08 |
| Taxes receivable | 1,652.60 |
| Taxes receivable - ad valorem | -896.67 |
| Taxes receivable - motor veh | 863.92 |
| Total Other Current Assets | 41,328.10 |
| Total Current Assets | 405,955.49 |
| Fixed Assets | |
| Accumulated Depreciation | -312,922.07 |
| Building and Improvements | 1,181,642.75 |
| Computer Equipment | 12,643.66 |
| Furniture and Equipment | 1,698.00 |
| Land | 734,289.94 |
| Land improvements | 17,545.00 |
| Leasehold improvements | 27,486.25 |
| Park equipment | 148,928.88 |
| Rental House | 137,436.59 |
| Total Fixed Assets | 1,948,749.00 |
| TOTAL ASSETS | 2,354,704.49 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | 17,336.00 |
| Total Accounts Payable | 17,336.00 |
| Other Current Liabilities | |
| Accrued payroll | 3,401.69 |
| Deferred revenue - ad valorem | 1,923.45 |
| Payroll Liabilities | 290.37 |
| Prepaid taxes | 12.44 |
| Security deposit - rental house | 1,395.00 |
| Total Other Current Liabilities | 7,022.95 |
| Total Current Liabilities | 24,358.95 |
| Long Term Liabilities | |
| Note payable on park land | 520,000.00 |
| Total Long Term Liabilities | 520,000.00 |
| Total Liabilities | 544,358.95 |
| Equity | |
| Amount to be provided for LTD | -520,000.00 |
| Equity | |
| Fixed assets | 1,948,749.00 |

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4:04 PM
05/04/21
Accrual Basis

Town of Fairview
Balance Sheet
As of April 30, 2021

| | Apr 30, 21 |
|----------------------------|--------------|
| Total Fund Balance | 1,207,568.00 |
| Total Equity | 3,156,317.00 |
| Retained Earnings | -805,818.25 |
| Net Income | -20,153.21 |
| Total Equity | 1,810,345.54 |
| TOTAL LIABILITIES & EQUITY | 2,354,704.49 |

8:15 AM

05/01/21

Accrual Basis

Town of Fairview
Profit & Loss Budget vs. Actual
July 2020 through June 2021

| | Jul '20 - Jun 21 | Budget | \$ Over Budget |
|--------------------------------|-------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Ad Valorem taxes | 81,272.43 | 79,000.00 | 2,272.43 |
| Alcoholic beverage | 0.00 | 16,000.00 | -16,000.00 |
| Donation - vendors | -150.00 | | |
| Farm Land rental | 1,583.55 | 0.00 | 1,583.55 |
| Fund balance appropriated | 0.00 | 43,515.00 | -43,515.00 |
| Gain on sale of assets | 100.00 | | |
| Interest on delinquent taxes | 342.51 | | |
| Investment income | 474.17 | 1,800.00 | -1,325.83 |
| Misc income | 100.00 | | |
| Motor vehicle taxes | 9,726.58 | 10,200.00 | -473.42 |
| Park rental income | 1,050.00 | 3,000.00 | -1,950.00 |
| Rental house income | 12,555.00 | 15,000.00 | -2,445.00 |
| Sales and use tax | 27,928.45 | 26,600.00 | 1,328.45 |
| Utility Franchise taxes | 99,659.82 | 134,400.00 | -34,740.18 |
| Zoning fees | 9,601.00 | 12,000.00 | -2,399.00 |
| Total Income | 244,243.51 | 341,515.00 | -97,271.49 |
| Expense | | | |
| Advertising and Promotion | 422.88 | 1,000.00 | -577.12 |
| Audit fees | 8,530.00 | 8,400.00 | 130.00 |
| Bank Service Charges | 312.00 | 0.00 | 312.00 |
| Debt repayment | 61,840.00 | 61,840.00 | 0.00 |
| Dues and Subscriptions | 5,880.56 | 6,000.00 | -119.44 |
| Festival expense | 4,767.77 | 20,000.00 | -15,232.23 |
| Fire Dept Truck Payment | 26,284.62 | 30,665.00 | -4,380.38 |
| Grants | 0.00 | 2,000.00 | -2,000.00 |
| Insurance Expense | 4,360.33 | 4,750.00 | -389.67 |
| Internet and website | 6,707.46 | 10,800.00 | -4,092.54 |
| Legal fees | 6,836.25 | 8,000.00 | -1,163.75 |
| Miscellaneous Expense | 1,400.00 | 2,360.00 | -960.00 |
| Office expense | 12,042.24 | 13,500.00 | -1,457.76 |
| Office utilities | 3,428.86 | 4,000.00 | -571.14 |
| Park Maintenance | 16,159.75 | 30,000.00 | -13,840.25 |
| Park Utilities | 1,642.29 | 2,200.00 | -557.71 |
| Payroll Expenses | 83,543.71 | 41,400.00 | 42,143.71 |
| Payroll taxes | -35.63 | 7,400.00 | -7,435.63 |
| Planning and zoning | 0.00 | 45,000.00 | -45,000.00 |
| Professional Fees | 5,425.00 | 7,700.00 | -2,275.00 |
| Rent Expense | 12,000.00 | 12,000.00 | 0.00 |
| Rental house repairs, etc | 354.53 | 1,000.00 | -645.47 |
| Salaries - Park | 0.00 | 9,900.00 | -9,900.00 |
| Solid Waste Manage cost share | 0.00 | 8,000.00 | -8,000.00 |
| Tax collection fees | 1,522.60 | 1,500.00 | 22.60 |
| Telephone Expense | 957.20 | 1,200.00 | -242.80 |
| Training expense | 0.00 | 500.00 | -500.00 |
| Travel Expense | 408.20 | 400.00 | 8.20 |
| Total Expense | 264,790.62 | 341,515.00 | -76,724.38 |
| Net Ordinary Income | -20,547.11 | 0.00 | -20,547.11 |
| Net Income | -20,547.11 | 0.00 | -20,547.11 |

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8:20 AM

05/01/21

Accrual Basis

Town of Fairview Transactions by Account

As of April 30, 2021

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|----------------------------|------------|----------|-------------------------|-------------------------|-----------------|------------------|-------------------|
| First National Bank | | | | | | | 375,587.14 |
| Bill Pmt -Check | 04/10/2021 | 103312 | City of Charlotte | Local match for CRT... | | 1,375.00 | 374,212.14 |
| Bill Pmt -Check | 04/10/2021 | 103313 | CompuNetwork | Server and email ho... | | 345.69 | 373,866.45 |
| Bill Pmt -Check | 04/10/2021 | 103314 | Darrell H. Baucom_ | Reimbursement | | 70.20 | 373,796.25 |
| Bill Pmt -Check | 04/10/2021 | 103315 | Heat and Air Direct | HVAC Service call | | 89.00 | 373,707.25 |
| Bill Pmt -Check | 04/10/2021 | 103316 | Keith Dicken | Set up U tube for Co... | | 390.00 | 373,317.25 |
| Bill Pmt -Check | 04/10/2021 | 103317 | Killingsworth Enviro... | Pest control | | 125.00 | 373,192.25 |
| Bill Pmt -Check | 04/10/2021 | 103318 | Taylor's Landscapi... | Park, round-about an... | | 1,527.50 | 371,664.75 |
| Bill Pmt -Check | 04/10/2021 | 103319 | Teresa Clontz | Cleaning office | | 100.00 | 371,564.75 |
| Bill Pmt -Check | 04/10/2021 | 103320 | Union County Publi... | Park water bill | | 81.33 | 371,483.42 |
| Bill Pmt -Check | 04/10/2021 | 103321 | WM Corporate Ser... | | | 189.16 | 371,294.26 |
| Paycheck | 04/10/2021 | 103324 | Darrell H. Baucom | | | 602.89 | 370,691.37 |
| Paycheck | 04/10/2021 | 103322 | Bill F. Thomas | | | 46.18 | 370,645.19 |
| Paycheck | 04/10/2021 | 103323 | Chrisie B Black | | | 46.17 | 370,599.02 |
| Paycheck | 04/10/2021 | 103325 | Doug Buchanan | | | 46.18 | 370,552.84 |
| Paycheck | 04/10/2021 | 103326 | Edward D Humphries | | | 2,418.11 | 368,134.73 |
| Paycheck | 04/10/2021 | 103327 | Gary H Wilfong | | | 138.53 | 367,996.20 |
| Paycheck | 04/10/2021 | 103328 | Gary M Medlin | | | 46.18 | 367,950.02 |
| Paycheck | 04/10/2021 | 103329 | Greg Morgan | | | 46.18 | 367,903.84 |
| Paycheck | 04/10/2021 | 103330 | Jerry C. Clontz | | | 915.26 | 366,988.58 |
| Paycheck | 04/10/2021 | 103331 | John A Biggers, Jr. | | | 138.53 | 366,850.05 |
| Paycheck | 04/10/2021 | 103332 | Joshua H Presley | | | 46.18 | 366,803.87 |
| Paycheck | 04/10/2021 | 103333 | Kelvin L Baucom | | | 46.17 | 366,757.70 |
| Paycheck | 04/10/2021 | 103334 | Nancy H Randall | | | 46.18 | 366,711.52 |
| Paycheck | 04/10/2021 | 103335 | Patricia H. Kindley | | | 138.53 | 366,572.99 |
| Paycheck | 04/10/2021 | 103336 | Phillip C Thomas | | | 184.70 | 366,388.29 |
| Paycheck | 04/10/2021 | 103337 | Tony FD Helms | | | 46.18 | 366,342.11 |
| Deposit | 04/12/2021 | | | Deposit | 727.79 | | 367,069.90 |
| Paycheck | 04/13/2021 | 103338 | Teresa Gregorius | | | 1,304.15 | 365,765.75 |
| Liability Check | 04/13/2021 | To Print | IRS | 55-0789092 | | 2,123.30 | 363,642.45 |
| Check | 04/13/2021 | 103339 | Austin Printing | Office supplies | | 173.47 | 363,468.98 |
| Check | 04/13/2021 | 103340 | FNB Commercial C... | Credit card payment | | 1,093.89 | 362,375.09 |
| Deposit | 04/13/2021 | | | Deposit | 1,105.50 | | 363,480.59 |
| Check | 04/23/2021 | Draft | Spectrum | | | 279.94 | 363,200.65 |
| Deposit | 04/23/2021 | | | Deposit | 153.00 | | 363,353.65 |
| Deposit | 04/23/2021 | | | Deposit | 375.00 | | 363,728.65 |
| Check | 04/25/2021 | Draft | Great American Fin... | Copier charge | | 176.87 | 363,551.78 |
| Deposit | 04/26/2021 | | | Deposit | 1,075.61 | | 364,627.39 |
| Total First National Bank | | | | | 3,436.90 | 14,396.65 | 364,627.39 |
| TOTAL | | | | | 3,436.90 | 14,396.65 | 364,627.39 |

8:19 AM

05/01/21

Accrual Basis

Town of Fairview
Transaction Detail By Account
 July 2020 through June 2021

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|-------------------------|------------|-----------|------------------------|--------------------------------|------------------|-------------|------------------|
| Park Maintenance | | | | | | | |
| Bill | 07/16/2020 | EL846 | Brian C. Austin | Install light and labor | 250.00 | | 250.00 |
| Bill | 08/03/2020 | 1426 | Taylor's Landscapin... | | 1,337.50 | | 1,587.50 |
| Check | 08/11/2020 | 103119 | Jerry C. Clontz | Park supplies | 115.69 | | 1,703.19 |
| Bill | 09/02/2020 | 1431 | Taylor's Landscapin... | August lawn maintenance | 1,337.50 | | 3,040.69 |
| Bill | 09/30/2020 | 1433 | Taylor's Landscapin... | landscaping | 1,337.50 | | 4,378.19 |
| Check | 10/13/2020 | 103150 | FNB Commercial Cr... | | 248.09 | | 4,626.28 |
| Bill | 10/16/2020 | 88703 | Team Turf | Reseed park lawn | 2,205.00 | | 6,831.28 |
| Bill | 10/30/2020 | 1441 | Taylor's Landscapin... | Park maintenance and roun... | 1,337.50 | | 8,168.78 |
| Check | 11/10/2020 | 103183 | FNB Commercial Cr... | | 125.16 | | 8,293.94 |
| Check | 11/10/2020 | 103186 | Jerry C. Clontz | Park supplies | 127.10 | | 8,421.04 |
| Bill | 11/30/2020 | 1443 | Taylor's Landscapin... | | 1,337.50 | | 9,758.54 |
| Bill | 12/12/2020 | 101182 | McCollum Trucking ... | ABC Stone | 400.31 | | 10,158.85 |
| Bill | 01/04/2021 | 1453 | Taylor's Landscapin... | Park and round-about maint... | 1,337.50 | | 11,496.35 |
| Bill | 02/01/2021 | 1460 | Taylor's Landscapin... | | 1,337.50 | | 12,833.85 |
| Check | 02/09/2021 | 103283 | FNB Commercial Cr... | pay credit card bill | 24.54 | | 12,858.39 |
| Bill | 03/01/2021 | 1465 | Taylor's Landscapin... | Park and round-about | 1,337.50 | | 14,195.89 |
| Check | 03/09/2021 | 103310 | Jerry Clontz_ | | 260.36 | | 14,456.25 |
| Bill | 03/31/2021 | 1470 | Taylor's Landscapin... | Park, round-about and pruni... | 1,337.50 | | 15,793.75 |
| Bill | 04/27/2021 | 92977 ... | Team Turf | Turf expenses for park | 366.00 | | 16,159.75 |
| Total Park Maintenance | | | | | 16,159.75 | 0.00 | 16,159.75 |
| TOTAL | | | | | 16,159.75 | 0.00 | 16,159.75 |

8:18 AM

05/01/21

Accrual Basis

Town of Fairview Transaction Detail By Account

July 2020 through June 2021

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|-------------------------|------------|----------|---------------------|-----------------------------------|-----------------|-------------|-----------------|
| Festival expense | | | | | | | |
| Bill | 08/08/2020 | 08082020 | Spencer Thomas | Festival expenses | 60.40 | | 60.40 |
| Check | 08/11/2020 | 103118 | FNB Commercial C... | payoff credit card | 9.58 | | 69.98 |
| Check | 11/10/2020 | 103183 | FNB Commercial C... | | 128.55 | | 198.53 |
| Bill | 11/25/2020 | 11252020 | John Biggers | Winter festival | 757.05 | | 955.58 |
| Bill | 12/01/2020 | 4760 | FNB Commercial C... | Pay credit card bill | 965.91 | | 1,921.49 |
| Bill | 12/10/2020 | 12102020 | Dennis Rushing | Santa for Winter Festival | 150.00 | | 2,071.49 |
| Bill | 12/10/2020 | 12102020 | Ground 40 | Parking for Winter festival | 300.00 | | 2,371.49 |
| Check | 12/10/2020 | 103217 | Scott Cuthbertson | Winter festival supplies | 298.80 | | 2,670.29 |
| Check | 12/10/2020 | 103218 | Michael J. Privette | Security for Winter Festival | 90.00 | | 2,760.29 |
| Bill | 12/10/2020 | 12102020 | Scott Cuthbertson | Winter festival reimbursement | 67.16 | | 2,827.45 |
| Bill | 12/12/2020 | 12122020 | Allison Plyler | Winter festival reimbursement | 60.59 | | 2,888.04 |
| Bill | 01/04/2021 | 01042021 | Teresa Clontz | Office and festival | 50.00 | | 2,938.04 |
| Check | 01/12/2021 | 103258 | Lisa Thomas | Reimbursement for Winter Festival | 115.10 | | 3,053.14 |
| Check | 01/12/2021 | 103259 | FNB Commercial C... | Card payment | 1,181.17 | | 4,234.31 |
| Check | 02/09/2021 | 103283 | FNB Commercial C... | pay credit card bill | 44.84 | | 4,279.15 |
| Bill | 03/23/2021 | 03232021 | Jimmy Huntley | music for Easter Egg Hunt | 300.00 | | 4,579.15 |
| Check | 04/13/2021 | 103340 | FNB Commercial C... | Credit card payment | 188.62 | | 4,767.77 |
| Total Festival expense | | | | | 4,767.77 | 0.00 | 4,767.77 |
| TOTAL | | | | | 4,767.77 | 0.00 | 4,767.77 |

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8:19 AM

05/01/21

Accrual Basis

Town of Fairview

Transaction Detail By Account

July 2020 through June 2021

| Type | Date | Num | Name | Memo | Debit | Credit | Balance |
|-----------------------|------------|-------------|--------------------------|-----------------------------------|------------------|-------------|------------------|
| Office expense | | | | | | | |
| Bill | 07/02/2020 | 5406 | CompuNetwork | 3 new computers | 2,961.49 | | 2,961.49 |
| Check | 07/14/2020 | 103090 | Teresa Clontz | Cleaning town hall | 100.00 | | 3,061.49 |
| Check | 07/14/2020 | 103091 | WM Corporate Servi... | Garbage service | 90.21 | | 3,151.70 |
| Bill | 08/03/2020 | 5640 | CompuNetwork | Repairs | 183.33 | | 3,335.03 |
| Bill | 08/03/2020 | 5445 | CompuNetwork | Monthly internet and server ho... | 345.69 | | 3,680.72 |
| Check | 08/11/2020 | 103117 | WM Corporate Servi... | Waste services | 90.21 | | 3,770.93 |
| Check | 08/11/2020 | 103118 | FNB Commercial Cr... | payoff credit card | 264.71 | | 4,035.64 |
| Check | 08/11/2020 | 103120 | Teresa Clontz | Office cleaning | 100.00 | | 4,135.64 |
| Bill | 08/13/2020 | 309652 | Killingsworth Environ... | Pest control | 125.00 | | 4,260.64 |
| Check | 08/25/2020 | Draft | Great American Fina... | copier | 0.00 | | 4,260.64 |
| Check | 08/25/2020 | Draft | Great American Fina... | copier charges | 137.55 | | 4,398.19 |
| Bill | 09/01/2020 | 4760 | FNB Commercial Cr... | payment on credit card | 170.19 | | 4,568.38 |
| Bill | 09/01/2020 | 0061689-... | WM Corporate Servi... | September garbage bill | 90.21 | | 4,658.59 |
| Check | 09/08/2020 | 103147 | Teresa Clontz | Cleaning for August | 100.00 | | 4,758.59 |
| Check | 09/25/2020 | Draft | Great American Fina... | Copier charges | 137.55 | | 4,896.14 |
| Check | 09/25/2020 | Draft | Great American Fina... | Copier | 0.00 | | 4,896.14 |
| Bill | 10/05/2020 | 10052020 | Teresa Clontz | Cleaning | 100.00 | | 4,996.14 |
| Check | 10/13/2020 | 103149 | WM Corporate Servi... | Garbage for October | 90.21 | | 5,086.35 |
| Check | 10/13/2020 | 103150 | FNB Commercial Cr... | | 208.99 | | 5,295.34 |
| Bill | 10/13/2020 | 358602 | Killingsworth Environ... | Pest control | 125.00 | | 5,420.34 |
| Check | 10/22/2020 | Draft | Deluxe Business For... | Checks from Deluxe | 244.01 | | 5,664.35 |
| Bill | 10/23/2020 | EL848 | Brian C. Austin | Speakers in office | 185.00 | | 5,849.35 |
| Check | 10/25/2020 | Draft | Great American Fina... | Copier lease | 137.55 | | 5,986.90 |
| Bill | 11/09/2020 | 11092020 | Teresa Clontz | Cleaning office | 100.00 | | 6,086.90 |
| Check | 11/10/2020 | 103183 | FNB Commercial Cr... | | 115.71 | | 6,202.61 |
| Check | 11/10/2020 | 103184 | WM Corporate Servi... | Garbage service | 95.21 | | 6,297.82 |
| Check | 11/25/2020 | Draft | Great American Fina... | copier | 137.55 | | 6,435.37 |
| Bill | 12/01/2020 | 4760 | FNB Commercial Cr... | Pay credit card bill | 132.74 | | 6,568.11 |
| Bill | 12/01/2020 | 0071212-... | WM Corporate Servi... | Garbage | 94.58 | | 6,662.69 |
| Bill | 12/07/2020 | 12072020 | Patricia Kindley_ | Reimbursement for Holiday Li... | 43.17 | | 6,705.86 |
| Bill | 12/08/2020 | 12082020 | Teresa Clontz | Clean office | 100.00 | | 6,805.86 |
| Bill | 12/10/2020 | 419609 | Killingsworth Environ... | Pest control | 125.00 | | 6,930.86 |
| Check | 12/25/2020 | Draft | Great American Fina... | copier | 152.35 | | 7,083.21 |
| Bill | 01/04/2021 | 01042021 | Teresa Clontz | Office and festival | 100.00 | | 7,183.21 |
| Check | 01/12/2021 | 103257 | WM Corporate Servi... | Garbage disposal | 94.58 | | 7,277.79 |
| Check | 01/12/2021 | 103259 | FNB Commercial Cr... | Card payment | 791.76 | | 8,069.55 |
| Check | 01/25/2021 | Draft | Great American Fina... | Copier | 145.02 | | 8,214.57 |
| Check | 02/09/2021 | 103281 | Teresa Clontz | Cleaning for January | 100.00 | | 8,314.57 |
| Check | 02/09/2021 | 103282 | WM Corporate Servi... | Dumpster fee | 252.08 | | 8,566.65 |
| Check | 02/09/2021 | 103283 | FNB Commercial Cr... | pay credit card bill | 163.19 | | 8,729.84 |
| Bill | 02/11/2021 | 479371 | Killingsworth Environ... | Bi-monthly pest control | 125.00 | | 8,854.84 |
| Check | 02/25/2021 | Draft | Great American Fina... | Copier lease | 188.38 | | 9,043.22 |
| Bill | 03/01/2021 | 0079640-... | WM Corporate Servi... | Garbage service | 94.58 | | 9,137.80 |
| Bill | 03/09/2021 | 03092021 | Teresa Clontz | monthly cleaning | 100.00 | | 9,237.80 |
| Check | 03/09/2021 | 103308 | FNB Commercial Cr... | | 527.04 | | 9,764.84 |
| Bill | 03/23/2021 | GA15 | Heat and Air Direct | HVAC Service call | 89.00 | | 9,853.84 |
| Check | 03/25/2021 | Draft | Great American Fina... | Copier charges | 0.00 | | 9,853.84 |
| Check | 03/25/2021 | Draft | Great American Fina... | Copier | 173.21 | | 10,027.05 |
| Bill | 03/31/2021 | 1470 | Taylor's Landscaping... | Park, round-about and prunin... | 50.00 | | 10,077.05 |
| Bill | 04/01/2021 | 0082337-... | WM Corporate Servi... | Garbage for April | 94.58 | | 10,171.63 |
| Bill | 04/05/2021 | 04052021 | Teresa Clontz | Cleaning office | 100.00 | | 10,271.63 |
| Bill | 04/06/2021 | 04062021 | Keith Dicken | Set up U tube for Council mee... | 390.00 | | 10,661.63 |
| Bill | 04/08/2021 | 525915 | Killingsworth Environ... | Pest control | 125.00 | | 10,786.63 |
| Check | 04/13/2021 | 103339 | Austin Printing | Office supplies | 173.47 | | 10,960.10 |
| Check | 04/13/2021 | 103340 | FNB Commercial Cr... | Credit card payment | 905.27 | | 11,865.37 |
| Check | 04/25/2021 | Draft | Great American Fina... | Copier charge | 176.87 | | 12,042.24 |
| Total Office expense | | | | | 12,042.24 | 0.00 | 12,042.24 |
| TOTAL | | | | | 12,042.24 | 0.00 | 12,042.24 |

APRIL 2021 ZONING PERMITS

| <u>Date</u> | <u>Ck#</u> | <u>Permit #</u> | <u>Type</u> | <u>Fee \$</u> | <u>Name</u> | <u>Address</u> | <u>Parcel #</u> |
|--------------|------------|-----------------|-------------|---------------|------------------|----------------------|-----------------|
| 4/1/21 | 1851 | H 21 -022 | Home | \$125 | KO Construction | 7210 Concord highway | 08189032B |
| 4/8/21 | 1518 | P 21-23 | pool | \$75 | maze | 9600 Black Road | 08210001F |
| 4/8/21 | 2287 | A 21 024 | Accessory | \$75 | dashchenko | 6904 W Duncan Road | 8258020 |
| 4/8/21 | 12989 | P 21 025 | Pool | \$75 | Mharper-Phifer | 7005 Fairview Ct | 8192040 |
| 3/30/21 | 1511 | Comp 21-026 | Comp | \$100 | Maze | 9600 Black Road | 08210001F |
| 4/15/21 | 1762 | Add 21-027 | Add/upfit | \$100 | Forquer | 9112 Mill Grove | 8282023 |
| 4/15/21 | 1762 | A 21-028 | Pool | \$100 | Forquer | 9112 Mill Grove | 8282023 |
| 4/22/21 | 1325 | Comp 21 029 | Comp | \$100 | Helms | 8212Old Ferry Road | 81200338 |
| 4/22/21 | N/A | TC 21.030 | Text Amend | N/A | Town of Fairview | Solar Ordinance 180P | UDO |
| 4/27/21 | Cash | A 20 031 | Accessory | \$100 | Mullis | 6638 Concord Highway | 8192004 |
| | | | | | | | |
| | | | | | | | |
| TOTAL | | 10 | | \$850 | | | |

FUND BALANCE WORKSHEET 2020/2021

Beginning Spendable Fund Balance **\$344,337**
(as of 6/30/2020)

POLICY - Reserve in Spendable Fund Balance **\$200,000**

Spendable Fund Balance **\$144,337**
(as of 6/30/2020)

| AMENDMENT # | DATE | FOR | CREDIT TO ACCT. | AMOUNT |
|----------------------------|-----------|---------|-------------------|------------|
| 1 | 7/14/2020 | N-Focus | Professional Fees | 4,700.00 |
| New Spendable Fund Balance | | | | 139,637.00 |

| AMENDMENT # | DATE | FOR | CREDIT TO ACCT. | AMOUNT |
|----------------------------|----------|--------------------------|-----------------|------------|
| 2 | 3/9/2021 | Live Streaming Equipment | Office Expenses | 1,500.00 |
| New Spendable Fund Balance | | | | 138,137.00 |

| AMENDMENT # | DATE | FOR | CREDIT TO ACCT. | AMOUNT |
|----------------------------|------|-----|-----------------|--------|
| New Spendable Fund Balance | | | | |

| AMENDMENT # | DATE | FOR | CREDIT TO ACCT. | AMOUNT |
|----------------------------|------|-----|-----------------|--------|
| New Spendable Fund Balance | | | | |

| AMENDMENT # | DATE | FOR | CREDIT TO ACCT. | AMOUNT |
|----------------------------|------|-----|-----------------|--------|
| New Spendable Fund Balance | | | | |

| AMENDMENT # | DATE | FOR | CREDIT TO ACCT. | AMOUNT |
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| New Spendable Fund Balance | | | | |

| AMENDMENT # | DATE | FOR | CREDIT TO ACCT. | AMOUNT |
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| New Spendable Fund Balance | | | | |

| AMENDMENT # | DATE | FOR | CREDIT TO ACCT. | AMOUNT |
|----------------------------|------|-----|-----------------|--------|
| New Spendable Fund Balance | | | | |

| AMENDMENT # | DATE | FOR | CREDIT TO ACCT. | AMOUNT |
|----------------------------|------|-----|-----------------|--------|
| New Spendable Fund Balance | | | | |



**Town of Fairview
Planning Board Meeting
April 20, 2021
Virtual Meeting**

The following Planning Board members were present: Chrisie Black (Alt), Doug Buchanan, Tony Helms, Mike Medlin, Greg Morgan, Josh Presley, Nancy Randall and Bill Thomas (Alt)

Others present: Ed Humphries, Land Use Administrator / Deputy Clerk, Teresa Gregorius, Town Clerk

Public Comments

None

Items of Business

A. Review Present Solar Energy Facility Ordinance and updated draft

Ed Humphries presented an updated Solar Energy Facility Ordinance to replace the current Land Use Ordinance Section 180P. Mr. Humphries reported that this ordinance was taken from the state provided template.

The Board discussed. Greg Morgan made a motion to recommend to the Council to replace Solar Energy Facility Section 180P with the updated ordinance. Josh Presley seconded the motion. Board members Buchanan, Helms, Medlin, Morgan, Presley and Randall and Thomas voted yes (7-0).

B. Discuss Major/Minor Subdivision Requirements

The Board discussed possible requirements for major and minor subdivision. (See attached draft).

C. Minutes

Doug Buchanan made a motion to approve the March 16, 2021 minutes. Tony Helms seconded the motion. Board members Buchanan, Helms, Medlin, Morgan, Presley and Randall and Thomas voted yes (7-0).

Nancy Randall reported that she attended a virtual meeting by Union County regarding the critical intersection study at Hwy. 601 and Brief Road. The two options being suggested are turn lanes or a roundabout. The final decision has not been made at this time.

Mrs. Randall polled the Board members regarding having an in-person meeting in May. Everyone agreed that would be fine.

Ed Humphries informed the Board that Council and Planning Board meetings would be going live on YouTube soon. Equipment has been purchased and testing is underway at this time.

Greg Morgan made a motion to adjourn. Josh Presley seconded the motion. Board members Buchanan, Helms, Medlin, Morgan, Presley and Randall and Thomas voted yes (7-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Nancy Randall
Chair

Approved this _____ day of _____, 2021

MINOR Subdivision – 5 lots or Less

MAJOR Subdivision – 6 lots or More

DRAFT Requirements for MINOR Subdivisions

- Access built to state requirements
- Each lot must have own septic system and well approved by Union County Environmental
- Maintenance agreement on road serving property
- Street connectivity:
 - Needed in minor and major depending on street layout to main access

DRAFT Requirements for MAJOR Subdivisions

- Public water and sewer, if available
 - Available would mean: within 2500 ft. and built to Union County Public Works requirements. NO package plants
 - If not available: well and septic system permit required by Union County Environmental Health Union County
- All public utilities must be underground
- Storm water management 100-year storm requirements
- 10% open space: good idea based on number of lots? Road medians would count toward requirement
- Curb/gutter/sidewalk
 - No curb required, if not needed
- For flood requirements
- Sidewalk on one side of street
- Street connectivity:
 - Needed in minor and major depending on street layout to main access
- Street trees
- Street lights
- Streets to be built to state standards
- HOA: over 10?? 15?? lots



**Town of Fairview
Regular Town Council Meeting
April 13, 2021**

The following Council members were present: Mayor Phil Thomas, John Biggers, Jerry Clontz, Patricia Kindley, and Gary Wilfong.

Others present: Joe McCollum, Town Attorney; Darrell Baucom, Financial Officer, Ed Humphries, Land Use Administrator / Deputy Clerk and Teresa Gregorius, Town Clerk

Agenda Changes

None

Approval of Agenda

Jerry Clontz made a motion to approve the agenda. Patricia Kindley seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Presentation

Allison Drake, PE, Highway Group Leader with RS&H -- Hwy. 601 Brief Road Intersection Design Concepts (Presentation was virtual)

Public Comments

None

Consent Agenda

- a) Financial and Tax Reports--- *Report Accepted as Information (including Pending Bills documentation provided at meeting)*
- b) Land Use Report---*Report Accepted as Information*
- c) Fund Balance Worksheet 2020-2021 --- *Report Accepted as Information*
- d) Fairview Park Event March Draft Minutes (*No March Meeting*)
- e) Fairview Park Facility March Draft Minutes (*Minutes Accepted as Information*)
- f) Planning Board March Draft Minutes (*Minutes Accepted as Information*)
- g) Approve Council Minutes for March 9, 2021

Gary Wilfong made a motion to approve the consent agenda. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Items of Business

Item 1: Discuss Major Development Permit #MS 20-097

Ed Humphries presented Major Development Permit #MS 20-097 request by Drew Helms Construction for a Conditional Zoning District to build 8 single family homes on 11.96 acres (Parcel #08087001H) located on Brief Road East, Monroe, NC with the conditions/covenants noted in the staff report:

- All said property shall be used for single family residential purposes only.
- No more than one garage or accessory structure customarily incidental to residential use shall be allowed on each lot.
- No trailer, modular home, mobile home, tent, shack, or similar structure shall be erected or maintained on any lot.
- No residence in the Subdivision shall be erected or allowed to remain on any of the lots which is less than one thousand four hundred (1,400) square feet of heated space, exclusive of garages and porches.
- No portion of any lot shall be used or maintained as a dumping ground for rubbish or other refuse.
- No unlicensed, uninspected, or inoperative, stripped, partially wrecked motor vehicle or junk motor vehicle shall be permitted to be parked or shall be permitted to be kept on any lot or any street within the Subdivision.
- No tractor-trailer rigs, trailers, dump trucks or buses shall be stored or parked on any lot or street of the Subdivision.
- Owners of lots that require separate septic lots (if any) shall maintain those lots and keep the grass cut on said lots.
- The subdivision of any lot is specifically prohibited.
- STREET TO BE BUILT TO NCDOT REQUIREMENTS AND PAVED AND BONDED (PERFORMANCE) PER THE ORDINANCE

Mr. Humphries noted that the Planning Board recommended the permit by a 4 to 3 vote.

Mayor Thomas to open Public Hearing

Public Comment: Alexander Karakosta questioned conditions for major subdivisions

Mayor Thomas to Close Public Hearing

The Council discussed. Gary Wilfong made a motion to approve Major Development Permit #MS 20-097 with the conditions noted. The proposed zoning amendment under consideration is found to be reasonable and consistent with the recommendations of the Town's adopted comprehensive plan, the Town of Fairview Land Use Plan (Revised March 9, 2021), and the Town of Fairview Land Use Ordinance (effective July 1, 2005).

Item 2: Approve 2021 Audit Contract with J.B. Watson & Co., PLLC

Darrell Baucom presented the 2021 audit contract with J.B. Watson & Co., PLLC in the amount of \$8,530.00.

The Council discussed. Jerry Clontz made a motion to approve the 2021 audit contract with J.B. Watson & Co., PLLC in the amount of \$8,530.00. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Item 3: Discuss Forming Social Media Committee

Mayor Thomas stated that currently the only social media platforms the town uses is the town website and Facebook. He suggested that the town form a Social Media Committee to research and recommend additional media platforms that the town may want to participate in. He suggested a 5-member committee.

The Council discussed. Patricia Kindley made a motion to form a Social Media Committee of 5 members to research and recommend additional media platforms that the town may want to participate in. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Council Comments

Patricia Kindley thanked the Fairview Park Event Committee for the Easter Egg Hunt at the Park stating it was a fabulous event and well attended.

Jerry Clontz reported that Senate Bill 349 and House Bill 401 would change single family zoning (do away with conditional zoning), taking some zoning out of the hands of the town, and he feels that Fairview should oppose these bills. Mayor Thomas suggested that the town do a resolution opposing the bills and residents send letters to their representatives.

Mr. Clontz said there would be a park cleanup day on April 24th beginning at 8:00 AM

Attorney McCollum reported that the bill to the House asking that municipalities have the authority to declare a state of emergency in order to have virtual meetings. Representative Arp did not want the bill to include all municipalities, so only the City of Monroe will be included in the bill going forward.

Jerry Clontz made a motion to adjourn. John Biggers seconded the motion. Council members Biggers, Clontz, Kindley and Wilfong voted yes (4-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Phil Thomas
Mayor

Approved this _____ day of _____, 2021



**Town of Fairview
Council Retreat Minutes
February 27, 2021**

In Attendance: Phil Thomas, John Biggers, Jerry Clontz, Patricia Kindley, Gary Wilfong, Ed Humphries, Teresa Gregorius

Mayor Thomas welcomed everyone

Land Use Ordinance: Update on change due to 160D

Ed Humphries gave the Council information about how the Land Use Ordinance will be updated to include the requirement by the new statute created by the State 160D. The update will be incorporating all amendments the Council approved from 2013 through 2020, updated Table of Uses, and removal of all sections referring to High Density.

Public Sewer in Fairview

Mayor Thomas spoke about a county sewer plant currently being planned on Rocky River (SE are of Fairview). He will be attending a meeting in March with county officials and other municipalities regarding water and sewer.

Fees

Ed Humphries reviewed the current fee structure for permits and made suggestions for increases on certain permits. He will bring a draft fee schedule to the Council at the budget workshop.

Requirements for a Minor and Major subdivision

Ed Humphries discussed the need to produce a list of requirements the town would like for minor and major subdivisions. He said he would be asking Planning Board to compile a list to present to the Council later and requested the Council to think about requirements they would like to add also.

Discuss Topics Concerning Town Business

- Broadband - Mayor Thomas stated he was concerned about the negative impact to Fairview of not having quality broadband. After discussion Councilman Wilfong

agreed to gather information on existing providers, coverage, possible solutions and bring the information to the council.

- Contract Policing – Mayor Thomas and Mr. Humphries met with Sheriff Cathey. The cost of one deputy/car per year would be approximately \$103,000.
- Fire Department – Mayor Thomas reported that the Insurance Standard Office (ISO) performed an inspection on December 15, 2020 of the Fairview Fire Department and the town grade went from 5.9 to 4.9 which will enable resident's insurance rates to be lower.
- Mayor Thomas reported that there will be a virtual meeting regarding the critical intersection analysis which includes Hwy. 601 and Brief Road.
- Mayor Thomas reported that Fairview Fire Department gifted the town with an AED defibrillator.
- Ed Humphries reported that he is working on getting live streaming of the meetings set up. Should be able to go live by the April or May Council meeting.
- Patricia Kindley spoke about all the potholes on Brief Road. Mayor Thomas received a list of road resurfacing from NCDOT for the upcoming year and Brief Road and Old Dutch Road is on the list.
- Jerry Clontz covered several items regarding the park: reseeding new picnic area; entrance lighting and trail grants.
- Gary Wilfong noted that everyone should be thinking of additions to the park for the coming years.

This completed the agenda and the meeting was adjourned.

Note: No action by the Council was taken concerning any matters that were discussed.

Teresa Gregorius
Town Clerk

Phil Thomas
Mayor

Approved this _____ day of _____, 2021



**Town of Fairview
Council Budget Workshop
April 27, 2021**

The following Council members were present: Mayor Phil Thomas, John Biggers, Patricia Kindley, and Gary Wilfong. Jerry Clontz was absent.

Others present: Darrell Baucom, Financial Officer, Ed Humphries, Land Use Administrator / Deputy Clerk and Teresa Gregorius, Town Clerk

Discussion of Budget for Fiscal Year 2021-2022

Darrell Baucom presented the fiscal year 2021-2022 draft budget by going over each line item. The Council discussed and changed the liability insurance amount from \$4750 to \$5350. The Council kept the current tax rate of \$0.02 per \$100. Council requested that Mr. Baucom update the draft and include in the May meeting packet.

John Biggers made a motion to adjourn. Patricia Kindley seconded the motion. Council members Biggers, Kindley and Wilfong voted yes (3-0).

Respectfully submitted,

Teresa Gregorius
Town Clerk

Phil Thomas
Mayor

Approved this _____ day of _____ 2021

NORTH CAROLINA

UNION COUNTY

FIRE SUPPRESSION CONTRACT

THIS CONTRACT, made and entered into this _____ day of _____, 2021, for the term of one year, between the Town of Fairview, a municipal corporation, hereinafter referred to as "Town", and Fairview Fire And Rescue Association, a duly organized rural fire department, hereinafter referred to as "Department".

WHEREAS, the Town desires to provide fire protection to its citizens; however, the Town does not have a municipal fire department to furnish such service, and

WHEREAS, the Department has the ability to provide fire protection to the Town, and will agree to provide needed service.

NOW THEREFORE, the Town and the Department hereby contract for fire protection for the Town, by the Department according to the following terms and conditions.

1. SERVICE RESPONSIBILITY – FIRE SUPPRESSION. The Department's units and personnel shall be routinely dispatched by the Union County Communications Center to all fire emergencies in the Town.

The Department shall record and maintain an Alarm Record of each incident within the Town in accordance with State requirements.

The Department shall be responsible to equip and train its fire fighters in manner consistent with applicable regulations of the North Carolina Department of Insurance.

2. SERVICE RESPONSIBILITY – EMERGENCY MEDICAL. The Town does not provide emergency medical services, this being a function of Union County; therefore, the Department shall provide whatever emergency medical services in the Town that it was providing prior to this agreement and subject to any agreement the Department may have with Union County.
3. RIGHT TO LEVY FIRE TAX The Department will have the right to continue its current budget process with Union County, and for the County to assess and collect a fire tax from property owners in the Town, through the office of the Union County Tax Collector.

4. MAINTENANCE. The Department shall be responsible for continuing its customary maintenance activities.
5. RESPONSE TIME. The Department's response time is expected to be within the requirements set by the North Carolina Department of Insurance and in the most professional manner possible.
6. ASSUMPTION OF RESPONSIBILITY. The Department shall assume all responsibility and liability for any injuries, including the death of any personnel of its command, and shall hold the Town harmless, with the exception of any known Federal, State, and/or County code(s) violation within the Town.
7. LIABILITY COVERAGE. The Department agrees to carry general liability insurance in the amount of one million dollars (\$1,000,000.00) single limit.
8. COMMUNICATIONS. All official communications from the Department to the Town shall come from the President of the Board of Directors or his designated representative; all communications from the Town shall come from the Town Mayor or his or her authorized representative.
9. TERMS. This agreement shall commence on the date this agreement is signed and shall be in effect for a period of one year from said commencement date, after which time this agreement shall automatically renew from year to year, on each anniversary date, for successive periods of one (1) year each until such time as it shall be terminated by either party. The parties mutually covenant and agree that this contract for Fire Service may be terminated with or without cause by either party at any time upon thirty (30) days written notice to the other party.
10. NON-EMPLOYMENT. It is understood that this contract for fire service shall not create the relationship of employer and employee or the relationship of principal and agent between the Town and the Department or any of its members, agents, or employees; nothing in this Contract for fire service shall be construed as a waiver by the Town of its sovereign immunity.

IN WITNESS WHEREOF, each party has caused this agreement to be executed by its duly authorized officials as of the day and year afore agreed upon.

Attest:

By:

Town Clerk

Mayor

By:

Fire Department President

Town Seal

Department Seal



**A RESOLUTION BY THE TOWN COUNCIL
OF THE TOWN OF FAIRVIEW, NC,
OPPOSING PROPOSED ZONING REFORM**

WHEREAS, the legislation proposed in SB 349/HB 401 is of great concern to the Town of Fairview and other municipalities within North Carolina; and

WHEREAS, provisions within this legislation would severely diminish or even eliminate the ability of local government to determine what is best for its community or even allow community input or involvement in the decision-making process; and

WHEREAS, development would become uncontrolled and reckless with little to no regard for property-owners rights, not to mention the added stress and demand on a municipality's infrastructure which would eventually lead to declining property values; and

WHEREAS, town officials were elected by their citizens for a reason – to protect and preserve the quality of life that they have come to enjoy; and

WHEREAS, residents could not enjoy a safe and secure, clean and well-kept environment with plenty of amenities offered, if it weren't for the efforts put forth by its elected officials and town staff in utilizing effective and proven zoning processes that include community input; and

WHEREAS, a one-size fits all approach to land use is radical, reckless and irrational – a blatant attack on local land-use decision-making; and

WHEREAS, lumping all cities and towns under one statewide zoning mandate would eliminate the single-family zoning designation and allow multi-family housing in every neighborhood with no minimum parking requirements in place to ensure adequate parking for all; and

WHEREAS, increased housing does not guarantee more affordable housing nor does this legislation.

NOW, THEREFORE, BE IT RESOLVED that copies of this resolution are sent to our legislative delegation and to the leadership of the North Carolina General Assembly in an effort to stop SB 349/HB 401 from becoming law and to work together to find real ways to advance affordable housing opportunities.

Adopted this the ____ day of _____, 2021.

{Seal}

Phillip C. Thomas, Mayor, Town of Fairview



Memorial Day Proclamation

WHEREAS, Memorial Day each year serves as a solemn reminder of the scourge of war and its bitter aftermath of sorrow; and

WHEREAS, this day has traditionally been devoted to paying homage to loved ones who lie in hallowed graves throughout the land, having sacrificed their lives that war might end; and

WHEREAS, in tribute to these silent dead it is fitting that we lift up our voices together in supplication to Almighty God for wisdom in our search for enduring peace; and

WHEREAS, the Congress, in a joint resolution approved May 11, 1950, provided that Memorial Day should be set aside as a day of prayer for permanent peace; and

WHEREAS, Today, and every day, let us remember the servicemen and women we have lost and let us honor them by rededicating ourselves to strengthening our Nation's promise. With love, grace, and reflection, let us honor our fallen fellow Americans, known and unknown, who sacrificed their freedom to ensure our own.

NOW, THEREFORE, I, Phillip C. Thomas, Mayor of the Town of Fairview, do hereby proclaim Memorial Day, Monday, May 31, 2021, as a day of Town-wide prayer for permanent peace.

In commemoration of this event, urge all citizens to join together in their homes, places of work and places of worship to pray for the permanent peace and to continue to pray for our city, our state and our nation.

PROCLAIMED this 11th day of May 2021.

Phillip C. Thomas, Mayor

The Town of Fairview

ORDINANCE 01-2020

REPEALING SPEED LIMIT ON SR 1545 (Lester Mullis Road) between SR 1544 (Machado Drive) and a point 0.402 miles southeast of SR 1544 (Machado Drive) (End of Maintenance)

WHEREAS the State of North Carolina, Department of Transportation has determined upon the basis of an engineering and traffic investigation that the following speed limit should be repealed; and

WHEREAS they have requested the Town of Fairview repeal the speed limit;

THEREFORE, the Town of Fairview Repeals the Following Speed Limit:

| <u>Speed Limit</u> | <u>Route</u> | <u>Description</u> |
|--------------------|--------------|--|
| N/A | 1545 | SR 1545 (Lester Mullis Road) between SR 1544 (Machado Drive) and a point 0.402 miles southeast of SR 1544 (Machado Drive) (End of Maintenance) |

Approved this 11th day of May 2021.

Mayor Phil Thomas

Attest:

Teresa Gregorius
Town Clerk

**Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1079260

Division: 10 **County:** UNION

Municipality: FAIRVIEW

Type: Municipal Speed Zones

Road: SR 1534

Car: 45 MPH

Truck: 45 MPH

Description: SR 1534 (West Duncan Road) between SR 1533 (Howey Bottoms Road) and NC 218.

Municipal Certification

I, Teresa Gregorius, Clerk of Town of Fairview, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the 11th day of May, 2021, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Ordinance Number: #01-2021

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____

Title: _____

Date: _____

Region: _____

Title: _____

Date: _____

The Town of Fairview

ORDINANCE 01-2021

REPEALING SPEED LIMIT ON 1534 (West Duncan Road) between
SR 1533 (Howey Bottoms Road) and NC 218

WHEREAS the State of North Carolina, Department of Transportation has
determined upon the basis of an engineering and traffic investigation that the following
speed limit should be repealed; and

WHEREAS they have requested the Town of Fairview repeal the speed limit;

THEREFORE, the Town of Fairview Repeals the Following Speed Limit:

| <u>Speed Limit</u> | <u>Route</u> | <u>Description</u> |
|--------------------|--------------|--|
| 55 | 1534 | SR 1534 (West Duncan Road) between SR 1533 Howey Bottoms Road) and NC 218 |

Approved this 11th day of May 2021.

Mayor Phil Thomas

Attest:

Teresa Gregorius
Town Clerk

**Discuss
Amendment
#TC-N21-036
Fairview
Nuisance
Ordinance**

Amendment to Town of Fairview Nuisance Ordinance #TC-21-036 5/11/21

8. As determined by the Fairview Land Use Administration or the Union County Sheriff's Department that noise from any motorized motor vehicle to include minibikes, four wheelers, cars with loud mufflers. This applies only to subdivisions with lots under 10 acres in size.

TOWN OF FAIRVIEW NUISANCE ORDINANCE

Amended November 12, 2018

WHEREAS, pursuant to G.S. §160A-174, the Town of Fairview may by ordinance define, regulate, prohibit, or abate acts, omissions, or conditions detrimental to the health, safety, or welfare of its citizens and the peace and dignity of the county; and may define and abate nuisances.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Fairview as follows:

Definition

It shall be unlawful for the owner or occupant of any lot or parcel of land in the town to permit to exist on any such lot or parcel of land any condition which may be declared to be noxious, detrimental to the rights of others to the full use of their own property and their own comfort, happiness and emotional stability because of decreased property values and the unattractiveness and livability of neighborhoods.

The existence of any of the following conditions as determined by the Land Use Administrator on any lot or parcel of land in the town upon receiving a written complaint is hereby declared to be noxious, detrimental to health and to constitute a nuisance and to be a violation of the provisions of this article.

Growth of Weeds shall not apply to those lands certified, dedicated or designated by the city or other appropriate governmental agency as vegetative buffer, floodplain, stream buffer, open space or other natural or environmentally sensitive area established to protect the public or protect and preserve natural greenways, floodways, streams or water quality.

- 1 a When determined by the Land Use Administrator, any concentration of rubbish, trash, junk, mattresses, boxes, old clothes, rags or any other combustible material or objects of like kind causing or accumulation of stagnant water; or causing or threatening to cause the inhabitation therein of mosquitoes, rats, mice, snakes or vermin of any kind.
- 1 b Any unsecured building including, but not limited to houses, apartments, nonresidential buildings and accessory buildings, which contribute to or are likely to contribute to blighted neighborhood conditions such as vagrancy, trash accumulation, alcohol or illegal drug use, trespassing, prostitution, or other criminal activities.
- 1c An open or unsecured storage or collection place for chemicals, oils, gasoline, flammable liquids or other similar harmful or dangerous substances, gases or vapor. This would include a collection place for broken bottles, glass, tin, aluminum and other sharp, pointed, jagged or rusted metal.

2. Any unused, abandoned or open water supply well which poses a potential hazard for water contamination or safety. This would include abandon swimming pools.
3. Any structure that is a residence or has been used as a residence, the remains of a structure, or portion thereof that is in a damaged condition as the result of fire, wind, flood, or other disaster that remains in an un-repaired state for a period of 120 days from the date of the disaster and that has one (1) or more of the following conditions:
 - a. Glass, metal or other sharp objects in an accessible area;
 - b. Unstable structures or damaged trees which may fall or collapse;
 - c. Holes, excavations, surviving foundations or walls that may collapse or create heights in excess of three (3) feet in areas where they may be scaled;
 - d. Any substance that is hazardous or harmful to humans or pets; and
 - e. Any open or accessible utility line such as natural gas, water, sewer or electrical.
 - f. As determined by the Land Use Administrator, an accumulation of debris from the demolition of any structure, including but not limited to partially demolished walls, foundations, basements, building materials and other rubbish after the cessation of all active demolition activity on the property.
4. As determined by The Land Use Administrator, a collection or storage place for junk, furniture, stoves, refrigerators and appliances, cans or containers, household goods or plumbing and electrical fixtures or other similar materials.
5. The practice of going in and upon private residences, business establishments, public buildings, public or city property or offices in the city, by solicitors, peddlers, hawkers, itinerant merchants and transient vendors of merchandise, books, pictures, periodicals or anything whatsoever, not having been requested or invited so to do by the owner, manager or occupant of such private residence, business establishment, public building or office, or by the Mayor or Sheriff of Union County, for the purpose of soliciting orders for the sale of goods, wares, merchandise or anything whatsoever, or for the purpose of disposing of or peddling or hawking the same, is hereby declared to be a nuisance and punishable as this ordinance permits.
6. Any attempt by any person referred to obtain an invitation to visit any private residence, business establishment, public building or office, by personal solicitation or promise of any demonstration, pecuniary benefit, advantage or any gift, shall be deemed a violation of the terms and provisions of this ordinance.
7. Any person who sells at wholesale directly to the dealer, for the ultimate purpose of resale by such dealer, is hereby declared to be within the right of interstate commerce and is excluded from the provisions of this ordinance. Any local Not-for -Profit is excluded from this ordinance.

Notice to Abate Whenever it shall come to the attention of the Land Use Administrator, as appointed Code Enforcer by the Town Council, that there exists on any lot or parcel of land in the town any of the conditions enumerated in this article, he shall forthwith give the owner a notice, in writing and by first class mail, that such condition(s) exist and that the owner of same property shall have 30 days from the date of such letter, in which to remedy the stated

violation(s). If not corrected, the town shall cause the violation to be remedied. The cost of such remedy will become a lien on the property until paid.

Appeal The Resident or property owner may appeal the decision of the Land Use Administrator in writing within 15 days. The appeal will be heard within 45 days by the Board of Adjustment.

Chronic Violator The town may notify a chronic violator that, if the violator's property is found to be in violation of section, the town shall, without further notice in the calendar year in which the notice is given, take action to remedy the violation and the expense of the action shall become a lien upon the property. The initial notice shall be served by registered or certified mail. A chronic violator is a person who owns property whereupon, in the previous calendar year, the town gave a notice of violation at least once.

Abatement by town If the person upon whom such notice is served fails, neglects or refuses to remedy such condition within the time allowed, the Land Use Administrator or designee appointed by the Town Council, shall cause such condition to be remedied. *After five (5) days, the town may fine the owner and/or occupant up to \$50.00. After ten (10) days, the town may take any necessary action to remedy such condition.* The expense of the action and a fine of \$500.00 shall be paid by the person in default. In the event charges for the removal or abatement of a public nuisance are not paid as specified, such charges shall become a lien upon the land or premises where the nuisance occurred and shall be subject to collection as unpaid ad valorem taxes as provided in N.C. G.S 160A-193.

Right of entry For the purposes of enforcing the provisions of this article, the town Land Use Administrator may at all reasonable times enter in and upon any premises within his jurisdiction.

If any provision of this Ordinance is adjudged invalid or if the application thereof to any person or in any circumstance is adjudged invalid; such invalidity shall not affect the validity of this ordinance as a whole or of any part, subpart, sentence or clause thereof not adjudged invalid.

This Ordinance is adopted the 12th day of April and shall become effective the

12th day of April, 2010

Mayor

Town Clerk

Ordinance Amended September 13, 2010
Ordinance Amended November 12, 2018

Discuss Budget for Fiscal Year 2021/2022

Town of Fairview
Profit & Loss Budget Overview
July 2021 through June 2022

| | Jul '21 - Jun 22 |
|-------------------------------|------------------|
| Ordinary Income/Expense | |
| Income | |
| Ad Valorem taxes | 108,000.00 |
| Alcoholic beverage | 16,000.00 |
| Farm Land rental | 1,500.00 |
| Fund balance appropriated | -21,214.00 |
| Motor vehicle taxes | 10,800.00 |
| Park rental income | 1,000.00 |
| Rental house income | 15,000.00 |
| Sales and use tax | 32,500.00 |
| Utility Franchise taxes | 135,000.00 |
| Zoning fees | 12,000.00 |
| Total Income | 310,586.00 |
| Expense | |
| Advertising and Promotion | 1,000.00 |
| Audit fees | 8,530.00 |
| Debt repayment | 60,280.00 |
| Dues and Subscriptions | 6,000.00 |
| Elections expense | 3,100.00 |
| Festival expense | 20,000.00 |
| Grants | 2,000.00 |
| Insurance Expense | 5,350.00 |
| Internet and website | 10,800.00 |
| Legal fees | 9,000.00 |
| Miscellaneous Expense | 1,000.00 |
| Office expense | 11,000.00 |
| Office utilities | 4,000.00 |
| Park Maintenance | 30,576.00 |
| Park Utilities | 2,200.00 |
| Payroll Expenses | 42,700.00 |
| Payroll taxes | 7,650.00 |
| Planning and zoning | 47,000.00 |
| Professional Fees | 3,000.00 |
| Rent Expense | 12,000.00 |
| Rental house repairs, etc | 1,000.00 |
| Salaries - Park | 10,300.00 |
| Solid Waste Manage cost share | 8,000.00 |
| Tax collection fees | 2,000.00 |
| Telephone Expense | 1,200.00 |
| Training expense | 500.00 |
| Travel Expense | 400.00 |
| Total Expense | 310,586.00 |
| Net Ordinary Income | 0.00 |
| Net Income | 0.00 |

Town of Fairview
Fiscal Year 2021-22 Budget
Assumptions and Explanations

Revisions Since Budget Workshop Meeting

Insurance expense: increased by \$600 for higher than anticipated property and casualty estimate from NC League of Municipalities.

Park Maintenance: increased by \$576 to allow for additional grass cutting at the park.

Revenue

Ad valorem: based upon reassessed projected real and personal property values of \$546,539,854 from Union County using 98% collection rate for ad valorem taxes at \$.02 per hundred assessment rate. Used \$108,000. The revenue neutral tax rate is \$.0145 based upon prior year assessed property values.

Alcoholic Beverage tax: Assumed flat growth and used the amount collected in May 2020. Used \$16,000.

Farm land rental: Used \$1,500 based upon 20-21 results.

Motor Vehicle taxes: based upon estimated values of \$53,967,552 and using 100% collection rates at \$.02 per hundred assessment rate. Used \$10,800.

Park rental income: Reduced to \$1,000 annually based upon effects of COVID.

Rental house income: 90% of \$1,395 per month (or 1,250*12) used \$15,000 for 21-22.

Sales and use tax: NC League estimates slight increase in revenue due to economic growth; used 2% growth for the year for a total of \$32,500.

Franchise taxes: NC League estimates flat growth for 2021-22 due to uncertainty of virus and effects on the economy. I estimated no increase in revenue for total franchise of 135,000.

Zoning fees: based upon trends from 20-21; used \$12,000.

Expenses

Advertising: Used \$1,000 for advertising for special meetings.

Audit fees: Used JB Watson's estimated audit fee for plus estimated accounting charges; use \$8,530.

Debt repayment: Repayment of debt to the Haiglers in January 2022 for land purchase note. Used \$60,280 .

Dues and subscriptions: School of Govt Foundation – 500 - NC League of Municipalities – 4,750 (Current year plus slight increase); Union County Chamber of Commerce – 350; Association of Municipal Clerks – 70; NC Mayor's Association – 200; Miscellaneous 130; Used \$6,000

Elections expense: Used amount from 2019 elections; use \$3,100.

Festival expense: Used \$20,000 for annual amount, assuming increased activity.

Grants: Used \$2,000 as an estimate of contributions to organizations.

Liability insurance: Used same amount as incurred for 20-21. Used \$4,750.

Internet and website expense: based upon reimbursements to staff and estimated computer maintenance, etc. Monthly email, server hosting, Time Warner phone and internet = \$700 (annual = 8,400); Website charge = \$2,000; Domain name renewal = \$400; Used \$10,800.

Legal fees: based on trend of higher legal fees in 20-21; used \$9,000

Miscellaneous: Various unclassified expenses; Used \$1,000.

Office supplies: based upon trend in office-related expenses; excluding new computers bought in 20-21; Used 11,000.

Office utilities: Used recent trends of \$400 per month; Used 4,000.

Park Maintenance: Based upon mowing contract of approximately \$16,000 plus additional amounts for other services; spent over \$28,000 for the last 12 months; Used \$30,000, same as budget for 20-21.

Park Utilities: Used recent trends in utility bills. Used \$2,200.

Payroll expenses: See worksheet documenting budgeted amount. Used 4.5% rate of increase for staff, per NCLM salary survey.

Payroll taxes: Total salaries at 7.65% rate for employer taxes.

Planning and zoning: Salary broken out separately for Ed.

Professional fees: Retreat expense for Council, plus other minor expenses of \$1,500; Used \$3,000.

Rent – Based upon amount paid for 20-21; Used \$12,000

Rental house repairs: used \$1,000 estimate for 21-22.

Solid Waste Management: Used budgeted amount of \$8,000 as recommended by Union County Waste Management.

Tax Collection fees: based upon 1.5% of ad valorem taxes and motor vehicle taxes. Used \$2,000 .

Telephone: estimated \$100 per month based on recent trends. Used \$1,200.

Training fees: used nominal amount of \$500 per year.

Travel: estimated \$400 for the year.